

**For Sale**  
By Private Treaty

Guide Price  
**€490,000**

**REA**  
**JOHN LEE**



## **GLENVIEW, CLARE GLENS,**

Newport, Co. Tipperary.

V94 DDY0

5 Bedroom Detached Residence on c. 0.64 acres



**BER D2**



**reajohnlee.ie**

PSRA: 002764



## | Location

This property is situated a short walk from the Clare Glens amenity area and is within easy reach of the University of Limerick, only 20 minutes from Limerick City with easy access to the M7 motorway. Schools, shops, childcare, cafés and churches are all within a short drive.

## | Description

REA John Lee are delighted to present to the market this **distinguished 5-bedroom detached residence**, extending to approx. **259 sq.m.** and set on a beautifully elevated **0.64 acre site** with sweeping views over **Newport town**.

Highlights include:

- 🛏 Five spacious bedrooms
- 🌳 Stunning natural surroundings near the Clare Glens amenity area
- 🏠 Independent living pod/home office with private parking – ideal for hybrid professionals
- ✨ Exceptional finish throughout
- 🎓 Close proximity to the University of Limerick and Limerick City
- 🏠 Property can be easily subdivided to allow for independent living

This home offers a rare blend of tranquility, space, and modern versatility.

To arrange a private viewing or request more details, please contact us now.

Services include; Mains ESB, Mains Water, Fahro XP Series electric central heating, Septic tank. All windows are double glazed pvc.

Built . Floor Area c. 259 sq.m.

**Call 061 378 121**



## Accommodation



**TOTAL: 259 m<sup>2</sup>**

FLOOR 1: 259 m<sup>2</sup>

EXCLUDED AREAS: STORAGE: 4 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



## Outside

The extensive gardens offer privacy and a peaceful setting with ample parking to the front and side. There is an independent modular unit which is ideal as a 1 bedroom apartment or home office. The lawns are manicured and well laid out with an abundance of shrubbery and mature hedgerow.

## BER

D2  
271.1 kWh/m<sup>2</sup>/yr  
BER No. 105915243

## Viewing

By prior appointment

## Directions

Eircode: V94 DDY0

## Price

€490,000



## Selling agents

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Co. Tipperary.  
V94 FC8Y

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## Sales agent

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